040.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,036,300	/	1,036,300
USE VALUE:	1,036,300	/	1,036,300
ASSESSED:	1,036,300	/	1,036,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BOWDOIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GAILUS NICOLE M & ARSHAN J D
Owner 2:	
Owner 3:	
Street 1:	30 BOWDOIN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SLETTEN THOR/EWA -
Owner 2:	-
Street 1:	30 BOWDOIN STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 2136 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	592,300		444,000	1,036,300
Total Card	0.103	592,300		444,000	1,036,300
Total Parcel	0.103	592,300		444,000	1,036,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.16 | /Parcel: 485.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 26885
GIS Ref:
GIS Ref:
Insp Date: 05/04/09

!3309!

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	592,300	0	4,500.	444,000	1,036,300		Year end	12/23/2021
2021	101	FV	574,700	0	4,500.	444,000	1,018,700		Year End Roll	12/10/2020
2020	101	FV	464,900	0	4,500.	444,000	908,900	908,900	Year End Roll	12/18/2019
2019	101	FV	349,000	0	4,500.	471,800	820,800	820,800	Year End Roll	1/3/2019
2018	101	FV	349,000	0	4,500.	344,100	693,100	693,100	Year End Roll	12/20/2017
2017	101	FV	349,000	0	4,500.	299,700	648,700	648,700	Year End Roll	1/3/2017
2016	101	FV	349,000	0	4,500.	255,300	604,300	604,300	Year End	1/4/2016
2015	101	FV	324,800	0	4,500.	249,800	574,600	574,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	22:53:24

LAST REV

Date	Time
09/29/20	13:05:15
apro	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 3309

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SLETTEN THOR/EW	72867-336	1	7/1/2019		1,175,000	No	No		
DOHERTY BRIAN K	51138-157		5/6/2008		555,000	No	No		
CASCO DOROTHEA	27732-73		10/1/1997		150,000	No	No		Y

USER DEFINED

Prior Id # 1:	26885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2015	1115	Re-Roof	6,000		8/11/2015			Replace roof shing
10/16/1997	622		47,000			G9	GR FY09	17X22 2 ST ADDITIO

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
5/4/2009	Measured	189	PATRIOT
3/24/2000	Inspected	270	PATRIOT
2/29/2000	Measured	263	PATRIOT
11/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA: 0.10331 | Total SF/SM: 4500 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 443,999 | Spl Credit: | Total: 444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.14157295
Const Adj.:	1.14333570
Adj $ / SQ:	176.202
Other Features:	90750
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	618152
Depreciation:	28435
Depreciated Total:	589717

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

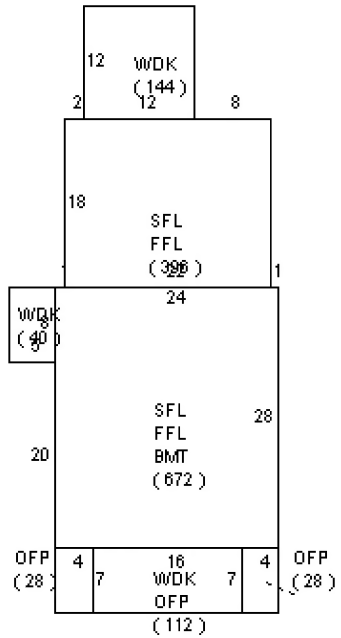
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	213.20
Special Features:	2600	Val/Su Net:	181.02
Final Total:	592300	Val/Su SzAd	277.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,068	176.200	188,184
SFL	Second Floor	1,068	176.200	188,184
BMT	Basement	672	52.860	35,522
WDK	Deck	296	10.720	3,174
OFP	Open Porch	168	30.090	5,056

Net Sketched Area:	3,272	Total:	420,120
Size Ad	2136	Gross Area	3272	FinArea	2136
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101						
96	Whirl Pool	D	S	1	6	A	AV	2002	500.00	T	13.6	101			2,600			2,600

More:	N	Total Yard Items:		Total Special Featues:	2,600	Total:	2,600